

**City of Alamo Heights**  
**BOARD OF ADJUSTMENT**  
**MINUTES**  
June 2, 2010

The Board of Adjustment held its rescheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, June 2, 2010 at 5:30 p.m.

Members present and composing a quorum of the Board:

Bill Orr – Chairman  
Gregg Chislett  
Mary Bartlett  
Thomas Sanders

Members Absent:

Susan Wilson –Vice Chair  
Hall Hammond, Alternate  
Andrew Herdeg, Alternate

Staff Members Present:

Brenda Jimenez, Administrative Assistant  
Nathan Lester, Building Official  
Brian Chandler, Community Development Director

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The meeting was called to order by Mr. Orr at 5:34 p.m.

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Mr. Sanders made a motion to approve the minutes from May 5, 2010 as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Chislett, Bartlett, Sanders

AGAINST: None

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**CASE NO. 2123**

**205 Cloverleaf Ave., Application of Edmund Curran and Nora Walker, owners, requesting a variance on the property located at 205 Cloverleaf Ave., CB 5571A Blk 7 Lot 58, Blue Bonnet Hills subdivision, to provide an 11' 6" high wall within the side yard setback instead of the 6'-0" maximum allowed by Sec. 3-82(9) of the Zoning Ordinance.**

Mr. Lester presented the case to the Board. He stated that the applicant had revised the request to provide for an 8' maximum high wall. Edmund Curran, owner, handed out graphics that illustrated the revisions to the Board. Mr. Orr stated that the revisions were not as obtrusive as previously submitted. Mr. Sanders agreed with the revisions made. Mr. Orr asked if any correspondence had been received from the neighbors. Mr. Lester stated there were not.

Ms. Wilson made a motion to approve Case No. 2123 as revised. Mr. Chislett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Chislett, Bartlett, Sanders

AGAINST: None

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**CASE NO. 2125**

**115 Grant Ave., Application of Collins and Kimberly Anderson, owners, to remodel the main structure on the property located at 115 Grant Ave., CB 4024 Blk 22 Lot 29, zoned SF-A. The permit was denied on the grounds that (1) the front yard setback will be 27'-0" instead of the 30'-0" minimum required by Sec. 3-14; (2) the overhang encroaching in the front yard setback will be 7'-10" instead of the 2'-0" maximum allowed by Sec. 3-81(3).**

Mr. Lester presented the case to the Board. Collins Anderson, owner, introduced Michael Rey, architect. Mr. Rey stated that the owners were trying to bring the craftsman style by cleaning up the façade and also fit in with the neighborhood. Mr. Chislett asked what the hardship was for the request. Mr. Rey stated that at the entrance there is a circular stoop with only one handrail that was crowded, and standing out in it, one would get rained on. Mr. Rey stated that by expanding the entrance, it would allow for more people to come in. Mr. Sanders asked how much the door was being pushed out. Mr. Rey stated it was 2 feet. Mr. Sanders asked what the overhang was. Mr. Rey stated it was 13 feet 2 inches.

Mr. Sanders made a motion to approve the request as submitted. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Chislett, Bartlett, Sanders

AGAINST: None

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**CASE NO. 2126**

**115 Nacogdoches Ave., Application of Douglas and Amanda Ternan, owners, to install a swimming pool on the property located at 115 Nacogdoches Ave., CB 4024 Blk 162 Lot 5, E 41.5 FT OF S 16 FT OF 4, zoned SF-A. The permit was denied on the grounds that the pool equipment will be less than 3'-0" from the property line instead of the 5'-0" required by Sec. 3-16(3).**

Mr. Lester presented the case to the Board. Amanda Ternan, owner, and Parker Smith, representative for Keith Zars Pools, were present. Mr. Orr asked if the a/c units were in the setback. Mr. Smith stated that they were. Mr. Orr asked if any letters had been received for the case. Ms. Ternan stated that she had spoken to her neighbors and they did not oppose her request. Mr. Lester stated that the a/c units were allowed to be 3 feet from the setback. Mr. Sanders asked how big the pool equipment was. Mr. Smith stated it was 3 by 6. Ms. Ternan stated that her property was wedged in 6 backyards and not near any houses. Mr. Chislett asked if there were any alternatives that had been considered. Ms. Ternan stated the front yard had been considered and other locations as well but CPS had concerns with digging lines. There was extensive discussion of where the pool sits on the illustrations and the proximity to the neighbors. Mr. Sanders asked if the pool was a standard one. Mr. Smith stated it was. Mr. Chislett stated that there appeared to be other solutions and the staircase could be a possible choice. Mr. Smith stated that under the stairwell there was an electrical panel which would be required to be dug up and moved. Mr. Orr asked how the pool was to be dug up. Mr. Smith stated they would access the property through the driveway with a special machine because they did not have a lot of room to maneuver. Mr. Orr asked how noisy the equipment was. Mr. Smith stated it was quieter than an a/c unit. There was extensive discussion about the alternative locations to place the equipment. Ms. Bartlett asked if the equipment was in a box. Mr. Smith stated the equipment would be on concrete slab in an open area.

Mr. Sanders made a motion to continue the case to the July 7<sup>th</sup> meeting to allow for the applicant to meet with staff for alternatives. Ms. Bartlett seconded the motion.

The motion was approved with the following vote:

FOR: Orr, Chislett, Bartlett, Sanders

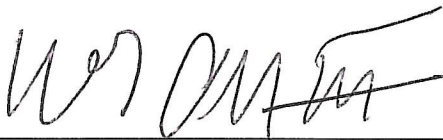
AGAINST: None

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There being no further business, the meeting was adjourned at 6:09 p.m.

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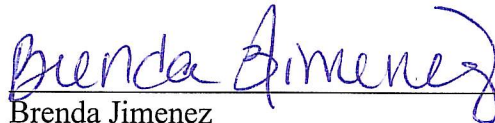
THE PROCEEDINGS OF THE BOARD OF ADJUSTMENT ARE ALSO RECORDED ON COMPACT. THESE MINUTES ARE THE OFFICIAL RECORD OF THE PROCEEDINGS CONTAINED HEREIN. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL EVIDENCE PRESENTED OR STATEMENTS MADE.



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Bill Orr  
Chairman

7-7-10

Date Signed & Filed



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Brenda Jimenez  
Administrative Assistant